

Minutes of the Regular Planning Board Meeting
Monday, March 28, 2005 – 7:00 p.m.

1. CONVENE: 7:01 p.m.
2. FLAG SALUTE: Ms. Mariani
3. ROLL CALL: President Cunningham, Vice President Cook, Mariani, and Piziali.

Board members Lynch, Kohlstrand, and McNamara were absent.

Also present were Deputy City Attorney Julie Harryman, Supervising Planner Judith Altschuler, Planner III Allen Tai, Planner II Dennis Brighton, Jennifer Ott, Development Services.

4. MINUTES: Minutes for the meeting of March 14, 2005.

Ms. Altschuler advised that there was not a quorum to approve these minutes, and suggested continuing this item to the Planning Board meeting of April 11, 2005.

5. AGENDA CHANGES AND DISCUSSION:

President Cunningham advised that speaker slips had been received for Item 7-b.

M/S Piziali/Cook and unanimous to remove Item 7-b from the Consent Calendar and place it on the Regular Agenda.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

President Cunningham advised that speaker slips had been received for Item 7-a.

M/S Piziali/Cook and unanimous to remove Item 7-a from the Consent Calendar and place it on the Regular Agenda.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

6. ORAL COMMUNICATION: None.

7. CONSENT CALENDAR: None.

7-A. **Use Permit UP05-0003 1510 Encinal Avenue Applicant: Tali Risse/ Fuzzy Caterpillar Preschool (AT).** The applicants request Use Permit approval to operate a daycare center with capacity for forty-five students and eight employees with hours of operation between 7:00 a.m. to 6:00 p.m. The site was previously occupied by the Peter Pan Preschool between 1974-2002 and is located at 1510 Encinal Avenue, within an R-4, Neighborhood Residential District.

M/S Piziali/Cook and unanimous to remove Item 7-a from the Consent Calendar and place it on the Regular Agenda.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

Mr. Tai presented the staff report. In order to reduce congestion related to pickup and dropoff, staff recommended a condition of approval which would required the applicants to coordinate with the Public Works Department to devise a schedule for dropoff and pickup. There would be a six-month monitoring period by staff.

The public hearing was opened.

Mr. John Faris, 1417 San Antonio Avenue, noted that he had been a neighbor of the subject site for nine years, and expressed concern about the larger scale of the proposed project and its effect on parking in the neighborhood.

Ms. Sharon Barnhart, 1413 San Antonio, noted that she lived directly behind the school and wished to ensure there would be no construction changes in the area. She requested that the same summertime hours were kept, as well as a two-hour quiet time as was practiced by the Peter Pan Day Care. She noted that the caregivers were the noisiest element of the Peter Pan use.

Mr. Arie Cohen, applicant, introduced Ms. Tali Cohen and Ms. Julie Cohen, the directors of the school. He noted that Code allowed a maximum of 45 children, but they did not expect to have more than 40 children on-site; they intended to keep a smaller child-to-teacher ratio than required. They planned to implement a two-hour quiet time, and keep the operational hours at 7 a.m.-6 p.m. In response to Mr. Piziali's question, he assured the Board that the teachers would not yell at the children. He emphasized that they wished to be good neighbors, and in response to Vice President Cook's question, would be willing to restrict the number of children to 40; they would not suffer any economic impact from that restriction.

<p>PRELIMINARY DRAFT Subject to modification prior to approval by Planning Board</p>

The public hearing was closed for Board discussion.

M/S Piziali/Cook and unanimous to adopt Planning Board Resolution No. 05-__ to approve a Use Permit to operate a daycare center with capacity for forty-five students and eight employees with hours of operation between 7:00 a.m. to 6:00 p.m., with the following modifications:

1. The enrollment would be restricted to 40 children; and
2. A two-hour quiet time would be implemented daily.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

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7-B. Interim Use Permit UP05-0001: Antiques Fair (Auto Show and Auto Parts Fair), Gerald Goldman, 2001 Ferry Point (near Seaplane Lagoon site), Alameda Point (DB). The applicant requests an Interim Use Permit to allow vintage auto and motorcycle sales at Alameda Point, for autos manufactured in 1975 or earlier, parts and memorabilia with substantially the same size, scale, access, parking and conditions/requirements as the Antiques Fair. Operation would occur one Sunday per month plus setup and teardown times. This use would include approximately 2,000 booths, 7,000 on-site parking spaces, over 40 acres near former Navy hangers, Bladium and other Alameda Point neighbors. The site is located in the M-2-G (General Industry/Manufacturing Zoning District/Government Combining District).

Mr. Brighton summarized the staff report.

The public hearing was opened.

Mr. Gerald Goldman, applicant, noted that the Antiques Fair had become nationally renowned, and had brought significant business and sales tax revenue to the City. He noted that this proposed event was a clone of the very large Pasadena Swap Meet.

Mr. Piziali noted that he supported the Antiques Fair, and wished to support this item as well; he would like to include the following language: "Beer may only be sold subject to approval of the Alameda Police Department, and subject to issuance of the required ABC licenses." Mr. Goldman agreed with that request, and noted that while they were not committed to selling beer, they wanted to allow for it if so desired.

Mr. Piziali expressed concern about amplified sound. Mr. Goldman noted that they did not have a public address system at the Antiques Fair, and the staff members communicated by two-way radio. Two police officers would be on-site.

In response to Mr. Piziali's question about overnight parking on-site, Ms. Altschuler replied that the vehicles would be parked on the taxiway.

In response to an inquiry by Mr. Piziali regarding parking fees, Mr. Goldman agreed to get City approval.

In response to an inquiry by Vice President Cook regarding hours of approval, Mr. Goldman confirmed that the earliest time for vendor set-up would be 4 a.m., rather than 2 a.m. He noted that they would follow the guidelines for the Antiques Fair. He did not believe that semi trucks would ever use the site.

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The public hearing was closed for Board discussion.

M/S Piziali/Cook and unanimous to adopt Planning Board Resolution No. 05-__ to approve an Interim Use Permit to allow vintage auto and motorcycle sales at Alameda Point, for autos manufactured in 1975 or earlier, parts and memorabilia with substantially the same size, scale, access, parking and conditions/requirements as the Antiques Fair. Operation would occur one Sunday per month plus setup and teardown times. This use would include approximately 2,000 booths, 7,000 on-site parking spaces, over 40 acres near former Navy hangers, Bladium and other Alameda Point neighbors. The language regarding a start time of 4 a.m. instead of 2 a.m. would be changed in the conditions of approval.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

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- 7-C. **UP01-0022/DR01-0089: American Tower Corporation. Washington Park, 740 Central Avenue (DB).** Renewal of expired Use Permit and Major Design Review for 90 foot tall painted metal monopole communications tower in place of an existing 47 foot tall light pole along the upper baseball diamond left field fence at Washington Park. Associated ground equipment would be placed in a building of up to 825 square feet with screen-fenced ground equipment. A Use Permit is required by AMC Sections 30-4.1(c)(1) and (2) for any structure and above ground utility installation in the O Open Space Zoning District. **(Continued from the meeting of February 14, 2005. Staff recommends continuance to the meeting of April 25, 2005.)**

M/S Cook/Mariani and unanimous to continue this item to the meeting of April 25, 2005.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

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7-D. **TM04-0005 SRM Associates 1851 Harbor Bay Parkway (JA/MG).** Applicant requests approval of Parcel Map 8574 in order to subdivide three parcels in to sixteen parcels. The parcels are located within the Harbor Bay Business Park and are zoned C-M-PD, Commercial Manufacturing, Planned Development District. **(Continued from the meeting of March 14, 2005.)**

M/S Cook/Mariani and unanimous to adopt Planning Board Resolution No. 05-__ to approve Parcel Map 8574 in order to subdivide three parcels in to sixteen parcels, including the following modification:

“Prior to the recordation of the final map, SRM Associates, the applicant, will provide written evidence to City staff that they have received the approval of Parcel Map 8574 from the declarant and Harbor Bay Architectural Review Committee.”

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

8. REGULAR AGENDA ITEMS:

- 8-A. **DR05-0028 – City of Alameda – 1416 Oak Street (JA/JO).** Applicant Requests a Design Review for a 352 space, 6 level parking structure, open Public Hearing, provide comments and continue item to the meeting of April 11, 2005. The site is within the C-C Community Commercial, Zoning District.

Ms. Altschuler summarized the staff report, and noted that the Board would be asked to approve the Preliminary Design Review on April 11, 2005.

Ms. Jennifer Ott, Development Services, noted that the design was the culmination of a great deal of work and feedback from the Planning Director, AAPS, PSBA, and the public at large. She noted that the Planning Board's and HAB's comments would be incorporated into their final design presentation on April 11, 2005. She noted that there were two alternatives for the façade, featuring either shallow vine pockets or window casings. She displayed the boards and neighboring buildings on the overhead screen.

In response to an inquiry by President Cunningham, Ms. Ott replied that this was a City project.

Mr. Michael Stanton, Michael Stanton Associates, described the design and signage, and displayed the design and materials boards. He noted that the movie posters would be changed on a regular basis.

The public hearing was opened.

Ms. Rosemary McNally, 2145 San Antonio, inquired whether the rush to restore the theater and build the parking structure had given short shrift to consideration of the historical aspects. She noted that an independent historical consultant had been hired by the City to work with this project, and had not been aware of that position before. She believed that Alameda artists would be willing and able to contribute to the mural choices.

Mr. Chuck Millar, 2829 San Jose Avenue, inquired about the historic review and the required mitigating measures for the project.

Mr. Robb Ratto, PSBA, spoke in support of this application and was excited about the overall concept. He noted that staff would make a presentation to the PSBA Board on April 6, 2005. He noted that many business owners on Park Street had waited for many years for a downtown parking garage, and believed that it would be a high-quality structure.

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Mr. Richard Rutter, AAPS, 2329 Santa Clara Avenue, #204, believed the current Oak Street façade seemed jumbled and heavy, particularly in the distribution of materials, the handling of the openings, and the parapet design. He believed the paneled spandrels above and below the openings appeared to be visually heavy, and suggested that larger openings be used, with dropped spandrels. He suggested that the stairwells be glazed in order to enhance security and to bring in natural light. AAPS agreed with City staff that buff-colored brick, rather than red brick, could be very effective on this building.

Ms. Mary Jacak, PSBA member, 1330 Caroline Street, noted that she was pleased by the progress on the parking garage, and added that the architect had worked with significant constraints to great effect. She would like the garage to look more like a building to accentuate the vertical elements, similar to the sketch that was presented; she believed the horizontal elements should be minimized. She preferred the buff-colored brick. She was reluctant to use stairwells, particularly in parking garages, and liked the idea of a glazed stairwell for enhanced security. She was unsure of the purpose of the curved element on top of the stairway.

Mr. Kevin Frederick, 1287 Caroline Street, believed that the design was an eyesore and somewhat jumbled. He did not like the exterior color, and did not believe the landscaping would be easy to maintain. He inquired whether the garage would be a pay garage, or if local businesses would provide validation. He preferred AAPS's design to the current design.

Jay Justice, 3027 Linda Vista, spoke in support of this application and complimented the design. He noted that it reminded him of the parking structure near the Fruitvale BART station. He encouraged the City to ensure that the garage has sufficient spaces for non-compact cars.

The public hearing was closed for Board discussion.

In response to an inquiry by President Cunningham whether the parking structure fell under the historical review, Ms. Altschuler replied that the Cineplex and the parking garage were separate buildings, and that the historic theater required a certificate of approval from the HAB for structural alterations. The HAB would examine the parking structure and would hold a public hearing. The project would be reviewed to ensure its compliance with the Secretary of the Interior's standards.

Ms. Ott noted that the garage would be a pay garage with validation during the daytime, and will offer free parking during the evenings.

Ms. Doreen Soto, Development Services, advised that the garage payment hours would mirror the meters and public parking lots; it will be free after 5 p.m. Parking will be free on Sunday. She noted that parking patrons will be able to pay with parking tokens, their cell phone, and credit cards, and that they wished to make the process easy.

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In response to Vice President Cook's inquiry, Mr. Stanton described the exit paths of the garage.

In response to an inquiry by Vice President Cook regarding the future of the parking garage if the Cineplex could not be built, Ms. Soto replied that it would proceed regardless of the Cineplex's future. It had always been the City's intention to build a downtown parking garage.

In response to an inquiry by Vice President Cook regarding the landscaping maintenance, Ms. Ott replied that the City would maintain the landscaping because this is a public project.

Ms. Ott replied to Mr. Frederick's question regarding the exit through the cinema to the sidewalk, and stated that was an emergency exit not open to the public.

Ms. Mariani expressed concern that the feedback from the HAB would not leave enough time to make substantive changes, if needed.

Ms. Soto noted that it was the City's goal to have the final design approved on April 11, in order to include it in the RFP package for the contractor.

Mr. Stanton noted that when the design comes back to the Planning Board on April 11, he could include the package that would go to the contractors in the meeting package.

President Cunningham noted that the Board had been very concerned about the parking structure's appearance, and would not like to compromise the finer details by fast-tracking the process.

Ms. Altschuler noted that a member of the Planning Board may be part of the oversight team if so desired.

President Cunningham noted that he would be willing to serve in that capacity.

Ms. Altschuler noted that the comments from the HAB will be provided to the Board on April 11.

Vice President Cook requested the HAB's comments before the weekend of April 9 in order to review them. Ms. Altschuler noted that she would make every effort to do so, and invited the Board members to attend the HAB meeting on Thursday, April 7, 7-10 p.m. She added that the meeting would not be televised.

Ms. Mariani supported the idea of a glazed elevator, for safety and aesthetic purposes. She also favored the use of movie posters as described by Mr. Ratto.

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Vice President Cook liked the glazing suggestion for safety purposes. She believed the base of the structure appeared somewhat weak, and would like to see more solidity. Regarding the use of vines versus movie posters, she noted that use of posters did give ownership of that space to the Cineplex operator. However, she did not support the idea of broadcasting Hollywood's message to the City's youth, especially since a high school and church were located across the street from the movie posters. She would like the lower doors to look more like a door than a solid mass. She liked the proposed illuminated signage, as well as the understated nature of the remainder of the signage. She did not object to the varying parapet, and believed it broke up the massing. She did not believe the building design appeared to be jumbled; she also liked the arch.

Mr. Piziali noted that he preferred to trellis to the display cases, which could be susceptible to graffiti. He believed the marquee would appear messy and cluttered. He liked the idea of widening the sidewalk, adding a bike lane and trees, and pulling the parking off the street. He was pleased with Mr. Stanton's building design.

President Cunningham believed that if the parapet were to be articulated, it should be a strong statement. He strongly supported the glazed stairwells, and supported increasing the capacity of the structure. He suggested increased the height of the shear wall in the parapet area. He was troubled by the size of the punch windows, and understood the intent of breaking up the massing with the concrete. He concurred with Mr. Piziali's comments regarding the artwork, and believed some artwork should be on the wall; he suggested continuing the verticality of the wall. He supported the use of landscaping versus posters if its maintenance could be guaranteed; otherwise, movie posters would be acceptable. He believed the shear wall should be accentuated as a solid area, with open pieces between the shear wall and the stairwell.

Mr. Stanton noted that they had a full design development package for the garage that was not yet fleshed out. He anticipated that there would be enough rigor in the package by April 11.

Ms. Mariani volunteered to participate in the subcommittee.

Ms. Ott suggested that the subcommittee meet after the HAB meeting of April 7, 2005.

President Cunningham volunteered to participate in the subcommittee.

Mr. Stanton requested President Cunningham's comments about Vice President Cook's preference for a lighter palette. President Cunningham would support a lighter palette, given the proximity of the library and Twin Towers church.

M/S Cook/Piziali and unanimous to continue this item to the Planning Board meeting of April 11,

2005.

AYES – 4 (Lynch, Kohlstrand, McNamara absent); NOES – 0; ABSTAIN – 0

9. WRITTEN COMMUNICATIONS: None.

10. BOARD COMMUNICATION:

- a. Oral Status Report regarding the Alameda Point Advisory Committee APAC. (Vice President Cook).

Vice President Cook advised that the APAC cohosted a well-attended meeting with the Transportation Commission on March 23, 2005. The purpose was to address transportation issues, focusing on the most likely transportation and parking improvements, particularly the shuttles, and Eco-Pass. A range of transit improvements were examined, including new shuttles to be paid for by the project, an aerial tram to Jack London Square and bus expediting procedures through the Tube. Connections to the 12th Street BART station were more important to the participants than to the Fruitvale BART station; crosstown connections were also very important. The connection between land use, density and transportation was also discussed.

- b. Oral Status Report regarding Northern Waterfront Specific Plan (Vice President Cook).

Vice President Cook advised that there was nothing to report since the last meeting.

- c. Oral Status Report regarding the Golf Course Committee (Board Member Piziali).

Board Member Piziali advised that newspaper reports stated that new buildings and clubhouses were being looked at, but added that there was no new information from the Committee.

- d. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).

Board Member Mariani advised that her committee was collaborating with the APAC, and was incorporating the issues of downtown Oakland and Jack London Square as well. Four alternatives for new on-ramps and off-ramps to I-880 were being considered. Traffic between Alameda and Oakland was discussed, as well as one-way streets and delivery truck parking congestion. Creative financing for various projects were discussed, and one member suggested a toll into Alameda, although that was considered to be an unlikely option. The next meeting will be held in April.

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10. STAFF COMMUNICATIONS: None.

President Cunningham noted that this was Ms. Altschuler's last official meeting, although she would attend the next meeting to follow up on the parking structure item. He thanked Ms. Altschuler for her hard work over the years.

11. ADJOURNMENT: 9:25 p.m.

Respectfully submitted,

Jerry Cormack, Interim Secretary
City Planning Department

These minutes were approved at the April 11, 2005, Planning Board meeting. This meeting was audio and video taped.